

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LAKE SHORE DR, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	FRANZEL CECILIA E		
Owner 2:			
Owner 3:			
Street 1:	18 LAKE SHORE DR		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	FRANZEL DAVID-CECILIA E -		
Owner 2:	-		
Street 1:	18 LAKE SHORE DR		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1923, having primarily Aluminum Exterior and 1820 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

[illegible]

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7607		Sq. Ft.	Site		0	70.	1.07	4			View	25					567,182						567,200	

Total AC/HA:	0.17463	Total SF/SM:	7607	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	567,182	Spl Credit	Total:	567,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7607.000	258,300		567,200	825,500
Total Card	0.175	258,300		567,200	825,500
Total Parcel	0.175	258,300		567,200	825,500
Source: Market Adj Cost	Total Value per SQ unit /Card:			453.57	/Parcel: 453.5

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,300	0	7,607.	567,200	825,500		Year end	12/23/2021
2021	101	FV	238,800	0	7,607.	567,200	806,000		Year End Roll	12/10/2020
2020	101	FV	238,800	0	7,607.	567,200	806,000	806,000	Year End Roll	12/18/2019
2019	101	FV	219,300	0	7,607.	567,200	786,500	786,500	Year End Roll	1/3/2019
2018	101	FV	219,300	0	7,607.	486,200	705,500	705,500	Year End Roll	12/20/2017
2017	101	FV	219,300	0	7,607.	453,700	673,000	673,000	Year End Roll	1/3/2017
2016	101	FV	219,300	0	7,607.	388,900	608,200	608,200	Year End	1/4/2016
2015	101	FV	193,300	0	7,607.	348,400	541,700	541,700	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

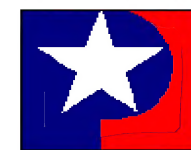
[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/19/2009	Meas/Inspect	189	PATRIOT
10/13/1999	Meas/Inspect	267	PATRIOT
9/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA

  /  /



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	47719
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
7	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

